TYPES OF IMPROVEMENTS

WATER	LUS
SEWER	LUS
ELECTRIC	LUS
TELEPHONE	BELL SOUTH
DRAINAGE	SUBSURFACE
ROADWAY	CURB & GUTTER
GAS	ATMOS ENERGY

GENERAL NOTES

TOTAL NUMBER OF LOTS	75
TOTAL AREA OF DEVELOPMENT	16.93 ACRES
MINIMUM FRONTAGE	44.00'
MINIMUM LOT SIZE	6,154 SQ. FT.
TOTAL COMMON AREA	23,965 SQ. FT.
ZONING CLASSIFICATION	R-2
	MUNICIPAL ADDRESS

SETBACKS

FRONT	10'
SIDE	5'
REAR	10'

NOTES:
THE PRIVATE STREET IS NOT TO BE MAINTAINED BY LAFAYETTE CONSOLIDATED GOVERNMENT.

"THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: JANUARY 19, 1996 (ZONE X) Panel No. 220550C0065 G

MONTAGNET & DOMINGUE, INC IS NOT RESPONSIBLE FOR ANY EASEMENT, RIGHTS OF WAY OR SERVITUDE'S NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.

LINE TABLE

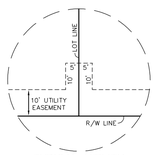
LINE	LENGTH	BEARING
L1	53.41'	S46°47'31"E
L2	54.78'	S41°38'48"E
L3	51.87'	S43°42'30"E
L4	53.15'	S47°08'43"E
L5	52.50'	S51°08'39"E
L6	52.16'	S54°36'14"E
L7	18.80'	S30°55'56"W
L8	50.00'	S59°04'04"E
L9	13.21'	S59°04'04"E
L10	50.00'	S31°30'47"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	18.89'	12.00'	12.05'	N14°10'30"W	17.00'
C2	23.56'	15.00'	15.00'	N14°04'04"W	21.21'
C3	14.62'	15.00'	7.95'	S31°08'19"E	14.05'
C4	23.56'	15.00'	15.00'	S75°55'56"W	21.21'
C5	23.56'	15.00'	15.00'	N14°04'04"W	21.21'
C6	18.34'	175.00'	9.18'	S56°03'58"E	18.33'
C7	50.59'	175.00'	25.47'	S44°46'57"E	50.41'
C8	26.19'	175.00'	13.12'	S32°12'46"E	26.17'
C9	26.08'	175.00'	13.06'	S23°39'20"E	26.05'
C10	46.21'	175.00'	23.24'	S11°49'21"E	46.07'
C11	44.38'	175.00'	22.31'	S03°00'23"W	44.26'
C12	42.92'	175.00'	21.57'	S17°17'50"W	42.81'
C13	17.36'	175.00'	8.69'	S27°09'55"W	17.35'
C14	23.38'	15.00'	14.82'	N14°38'15"W	21.08'
C15	23.75'	15.00'	15.19'	S75°21'45"W	21.34'
C16	126.39'	125.00'	69.19'	S01°02'28"W	121.07'
C17	17.70'	125.00'	8.86'	S31°58'51"E	17.68'
C18	45.34'	125.00'	22.92'	S46°25'43"E	45.09'
C19	4.90'	125.00'	2.45'	S57°56'38"E	4.90'
C20	23.56'	15.00'	15.00'	N75°55'56"E	21.21'

ADJACENT OWNERS NOT SHOWN:

GRAND POINTE SUBDIVISION



TYPICAL UTILITY EASEMENT NICHE

NOTE: THIS DOCUMENT IS PRELIMINARY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

OWNER/APPLICANT

MCLAIN INVESTMENTS, LLC
ATTN: BRYAN MCLAIN
P.O. BOX 80064
LAFAYETTE, LA 70598-0064
(337) 839-1616

NO.	DATE	DESCRIPTION	BY
1	8/23/11	LOT LAYOUT & NUMBERS	RJD

REVISIONS

ESTATE OF LOUISIANA
A. E. MONTAGNET
License No. 4484
PROFESSIONAL
LAND SURVEYOR

A REVISED PRELIMINARY MAP OF SURVEY SHOWING

GRAND POINTE SUBDIVISION PHASE 3

(A RESIDENTIAL DEVELOPMENT)

LOCATED IN SECTION 74 & 77, T-10-S, R-4-E,
CITY OF LAFAYETTE, LAFAYETTE PARISH, LA
DATE: AUGUST 3, 2011

PRELIMINARY

PREPARED BY: ANDRE' E. MONTAGNET
P. L. S. NO. 4484 C. E. NO. 18687
MONTAGNET AND DOMINGUE, INC.
136 CLARA VON DRIVE
LAFAYETTE, LOUISIANA 70503
Phone: (337)981-2130 Fax: (337)981-3282

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

F:\CAD\DWG\4RJVRDJ\GENDPT\dwg\gptpropphase3sub_mclain1_b_rev.dwg 9-20-11 9:45:57 am EST
gptpropphase3sub_mclain1_b_rev.dwg 9-20-11 9:45:57 am EST